

PB# 96-14

**PLUM POINT
DUMPSTER**

81-1-3.22

96 - 14 Plum Point - Dumpster
(Byers)

Approved 5-22-96

Wilson Jones - Carbonless - 5642-AM-CL Duplex - 15 x 11 1/2 CL 1-6-89

555 Union Ave.
New Windsor, NY 12553

DATE May 15, 1996 RECEIPT NUMBER 96-14
RECEIVED FROM Plum Point on Hudson Phase III
96 Interstate Property Management
Address P.O. Box 7 - Roseton, NY 10924
Seven Hundred Fifty 00/100 DOLLARS \$750.00
FOR Site Plan Escrow

ACCOUNT			HOW PAID		
BEGINNING BALANCE	750	-	CASH		
AMOUNT PAID	750	-	CHECK	#1429	
BALANCE DUE	-0	-	MONEY ORDER		

A. Zappolo
BY Theresa Mason, Secy to the P.B.

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12553

General Receipt
15517

Received from Plum Point on Hudson Phase III May 16 1996
Seventy 00 DOLLARS
For Planning Board 96-14 Application Fee

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>CR 1428</u>		<u>50.00</u>

By Dorothy Hansen
Town Clerk
TITLE

WILLIAMSON LAW BOOK CO., VICTOR, NY 14564

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12553

General Receipt
15585

Received from Plum Point on Hudson Phase III Aug. 1st 1996
One Hundred and 00 DOLLARS
For Planning Board Approval Fee 100 # 96-14

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>CR 1461</u>		<u>100.00</u>

By Dorothy Hansen
Town Clerk
TITLE

WILLIAMSON LAW BOOK CO., VICTOR, NY 14564

BY *N. Jappoy*
Nyssa Mason, Secy to the P.B.

4

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12553

General Receipt 15517

Received from *Plum Point on Hudson Phase III* *May 16* 19*96*
\$ *50.00*

Forty 00 DOLLARS

For *Planning Board 96-14 Application Fee*

DISTRIBUTION:

FUND	CODE	AMOUNT
<i>CR 1428</i>		<i>50.00</i>

By *Dorothy Hansen*
Town Clerk

WILLIAMSON LAW BOOK CO., VICTOR, NY 14564

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12553

General Receipt 15655

Received from *Plum Point on Hudson Phase III* *Aug. 1st* 19*96*
\$ *100.00*

One Hundred and 00 DOLLARS

For *Planning Board Approval Fee* *100* # *96-14*

DISTRIBUTION:

FUND	CODE	AMOUNT
<i>CR 1461</i>		<i>100.00</i>

By *Dorothy Hansen*
Town Clerk

WILLIAMSON LAW BOOK CO., VICTOR, NY 14564

7/11/96
Eng. fee
96.50

Map Number 163-97 City [X]
Section 81 Block 1 Lot 3, 32 Town [X] Village New Windsor

Title: Plum Point on Hudson
Condominiums - Section IV

Dated: 6-27-97 Filed 7-21-97

Approved by _____

on _____

Record Owner Plum Point on Hudson

JOAN A. MACCHI
Orange County Clerk

(15 Sheets)

Condo

Map Number

124-96

City

[]

Town

[x]

Village

[]

New Windsor

Section

81

Block

3

Lot

3

81

1

3.22

Title:

Plum Point on Hudson Condominiums

*

(Section III & Section IV) Section Line Realignment

Dated:

June 24, 1996

Filed

June 27, 1996

Approved by

on

Record Owner

Plum Point on Hudson Condo

*

Reference Map # 8960

JOAN A. MACCHI

Orange County Clerk

PLUM POINT ON HUDSON PHASE III

1429

Vendor ID 7958 TOWN OF NEW WINDSOR

Check No. 1429

Ck Date 04/25/96 Bank ID 1 Ck Batch

42 Ck Amt \$ 750.00

Inv Date Batch Invoice Number

Gross

Discount

Net

04/25/96

042596

750.00

0.00

750.00

PLUM POINT ON HUDSON PHASE III

1428

Vendor ID 7958 TOWN OF NEW WINDSOR

Check No. 1428

Ck Date 04/25/96 Bank ID 1 Ck Batch 41 Ck Amt \$ 50.00

Inv Date Batch Invoice Number

Gross

Discount

Net

04/25/96

042596

50.00

0.00

50.00

P.B. # 96-14 ESCROW

1429

565-2172
PLUM POINT ON HUDSON PHASE III
C/O INTERSTATE PROPERTY MGMT
P.O. BOX 7
GOSHEN, NY 10924

FLEET BANK
WOODBURY COMMON 27516
CENTRAL VALLEY, NY 10917
29-1-213

PAY **Seven Hundred Fifty and 00/100 Dollars**
TO THE ORDER OF

DATE

AMOUNT

April 25, 1996

\$750.00

TOWN OF NEW WINDSOR

Paula A. Courchaine
D. H. Byers

⑈001429⑈ ⑆021300019⑆ 93660 71752⑈

Security features included. Details on back.

P.B. # 96-14 Application Fee

1428

565-2172
PLUM POINT ON HUDSON PHASE III
C/O INTERSTATE PROPERTY MGMT
P.O. BOX 7
GOSHEN, NY 10924

FLEET BANK
WOODBURY COMMON 27516
CENTRAL VALLEY, NY 10917
29-1-213

PAY **Fifty and 00/100 Dollars**
TO THE ORDER OF

DATE

AMOUNT

April 25, 1996

\$50.00

TOWN OF NEW WINDSOR

Paula A. Courchaine
D. H. Byers

⑈001428⑈ ⑆021300019⑆ 93660 71752⑈

Security features included. Details on back.

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/19/96

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 96-14

NAME: PLUM POINT PHASE III

APPLICANT: BYERS, DANIEL H.

DATE	DESCRIPTION	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
05/15/96	REC. CK. #1429	PAID		750.00	
05/22/96	P.B. ATTY. FEE	CHG	35.00		
05/22/96	P.B. MINUTES	CHG	31.50		
07/11/96	P.B. ENGINEER FEE	CHG	96.50		
07/19/96	RET. TO APPLICANT	CHG	587.00		
TOTAL:			750.00	750.00	0.00

Please issue a check in the
amount of \$587.00 to:

Plum Point on the Hudson - Phase III
c/o Interstate Property Management
P.O. Box 7
Loshon, N.Y. 10924

Done to Larry R 8/1/96 en

RECEIVED MAY 15 1996

96-116

**PLUM POINT CONDOMINIUMS PHASE III
150 OLD ROUTE 9W #115
NEW WINDSOR, NY 12553**

May 10, 1996

Town of New Windsor
Planning Board
555 Union Avenue
New Windsor, New York 12553

Dear Sirs:

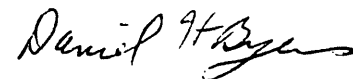
Transmitted herewith is an application to modify the site plan of Plum Point Phase III. The planned change is to construct a structure to house trash dumpsters which are presently giving the development an unsightly appearance and to change the poorly preserved garden area to a lawn area.

First considerable discussion has taken place as to the siting of the trash enclosure and a consensus has been reached. Second a cost estimate to restore and maintain the adjacent garden was obtained. The cost of the project and the impact on our neighbors were both considered. The plan along with the associated cost was presented in the form of a referendum to the owners of all thirty nine units in Phase III. The results of this referendum was thirty two units voted yes, one unit (non-resident owner) voted no, and six units did not vote.

Since the garden is entirely within the Phase III area the Phase III residents would be responsible for costs of a facility to be used by all six phases of Plum Point. There is a planned amenities area to be shared by and paid for by all. Consequently this garden area is felt to be an unnecessary and costly duplication. The presidents of Phase I and Phase II have given their assent in writing to this modification. The developer, Mr. Halberthal, has also agreed with this and will participate in this planned change.

Your approval is sought so that construction can begin this spring. Thank you for your consideration.

Truly,



Daniel H. Byers
President
Plum Point Phase III

As approved by
P.B. 5-22-96

If applicable "XX"

TOWN OF NEW WINNSBOR PLANNING BOARD
SITE PLAN CHECKLIST

ITEM

- | | |
|--|--|
| 1. <input checked="" type="checkbox"/> Site Plan Title | 29. <input type="checkbox"/> Curbing Locations |
| 2. <input checked="" type="checkbox"/> Applicant's Name(s) | 30. <input type="checkbox"/> Curbing Through Section |
| 3. <input checked="" type="checkbox"/> Applicant's Address(es) | 31. <input type="checkbox"/> Catch Basin Locations |
| 4. <input checked="" type="checkbox"/> Site Plan Preparer's Name | 32. <input type="checkbox"/> Catch Basin Through Section |
| 5. <input checked="" type="checkbox"/> Site Plan Preparer's Address | 33. <input type="checkbox"/> Storm Drainage |
| 6. <input type="checkbox"/> Drawing Date | 34. <input checked="" type="checkbox"/> Refuse Storage |
| 7. <input type="checkbox"/> Revision Dates | 35. <input type="checkbox"/> Other Outdoor Storage |
| 8. <input type="checkbox"/> Area Map Inset | 36. <input type="checkbox"/> Water Supply |
| 9. <input type="checkbox"/> Site Designation | 37. <input type="checkbox"/> Sanitary Disposal System |
| 10. <input checked="" type="checkbox"/> Properties Within 500' of Site | 38. <input type="checkbox"/> Fire Hydrants |
| 11. <input type="checkbox"/> Property Owners (Item #10) | 39. <input type="checkbox"/> Building Locations |
| 12. <input checked="" type="checkbox"/> Plot Plan | 40. <input type="checkbox"/> Building Setbacks |
| 13. <input checked="" type="checkbox"/> Scale (1" = 50' or lesser) | 41. <input type="checkbox"/> Front Building Elevations |
| 14. <input type="checkbox"/> Metes and Bounds | 42. <input type="checkbox"/> Divisions of Occupancy |
| 15. <input checked="" type="checkbox"/> Zoning Designation | 43. <input type="checkbox"/> Sign Details |
| 16. <input checked="" type="checkbox"/> North Arrow | 44. <input type="checkbox"/> Bulk Table Inset |
| 17. <input type="checkbox"/> Abutting Property Owners | 45. <input type="checkbox"/> Property Area (Nearest 100 sq. ft.) |
| 18. <input type="checkbox"/> Existing Building Locations | 46. <input type="checkbox"/> Building Coverage (sq. ft.) |
| 19. <input type="checkbox"/> Existing Paved Areas | 47. <input type="checkbox"/> Building Coverage (% of Total Area) |
| 20. <input type="checkbox"/> Existing Vegetation | 48. <input type="checkbox"/> Pavement Coverage (sq. ft.) |
| 21. <input type="checkbox"/> Existing Access & Egress | 49. <input type="checkbox"/> Pavement Coverage (% of Total Area) |
| <u>PROPOSED IMPROVEMENTS</u> | |
| 22. <input checked="" type="checkbox"/> Landscaping | 50. <input type="checkbox"/> Open Space (sq. ft.) |
| 23. <input type="checkbox"/> Exterior Lighting | 51. <input type="checkbox"/> Open Space (% of Total Area) |
| 24. <input type="checkbox"/> Screening | 52. <input type="checkbox"/> No. of Parking Spaces Prop. |
| 25. <input type="checkbox"/> Access & Egress | 53. <input type="checkbox"/> No. of Parking Spaces Req. |
| 26. <input type="checkbox"/> Parking Areas | |
| 27. <input type="checkbox"/> Loading Areas | |
| 28. <input type="checkbox"/> Paving Details
(Items 25-27) | |

RECEIVED MAY 15 1996



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

"XX"

APPLICATION TO:
TOWN OF NEW WINDSOR PLANNING BOARD

178 TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Chg. _____ Site Plan ☒ Spec. Permit _____

1. Name of Project PLUM POINT PHASE III
2. Name of Applicant DANIEL H. BYERS Phone 914 565-2172
Address 150 OLD ROUTE 9W #115 NEW WINDSOR NY 12553
(Street No. & Name) (Post Office) (State) (zip)
3. Owner of Record PLUM POINT PHASE III Phone 914 565-2172
Address 150 OLD ROUTE 9W #115 NEW WINDSOR NY 12553
(Street No. & Name) (Post Office) (State) (zip)
4. Person Preparing Plan DANIEL H. BYERS
Address 150 OLD ROUTE 9W #115 NEW WINDSOR NY 12553
(Street No. & Name) (Post Office) (State) (zip)
5. Attorney — Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (zip)
6. Person to be notified to represent applicant at Planning Board Meeting DANIEL H. BYERS Phone 914 565-2172
(Name)
7. Project Location: On the SOUTHEAST side of SANDPIPER LANE
(street)
45 feet SOUTHEAST of TRANSY LANE
(direction) (street)
8. Project Data: Acreage of Parcel 6.75 Acres Zone R-5,
School Dist. NEWBURGH
9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Y _____ N ☒

If you answer "yes" to question 9, please complete the attached Agricultural Data Statement.

10. Tax Map Designation: Section 81 Block 1 Lot 3,22

11. General Description of Project: Change site plan to add structure for housing trash dumpsters and to change the garden area to a lawn area.

12. Has the Zoning Board of Appeals granted any variances for this property? yes X no.

13. Has a Special Permit previously been granted for this property? yes X no.

ACKNOWLEDGEMENT:

If this acknowledgement is completed by anyone other than the property owner, a separate notarized statement from the owner must be submitted, authorizing this application.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application and supporting documents and drawings are true and accurate to the best of his/her knowledge and/or belief. The applicant further acknowledges responsibility to the Town for all fees and costs associated with the review of this application.

Sworn before me this

28th day of April 1996

Daniel H. Ryan
Applicant's Signature

Patricia E. Kum
Notary Public

PATRICIA E. KUM
Notary Public, State of New York
Residing in the County of Dutchess
Commission Expires Dec. 12, 1996

TOWN USE ONLY:

RECEIVED MAY 15 1996

96 - 14

Date Application Received

Application Number

May 10, 1996

SPECIFICATIONS FOR TRASH BIN AREA - PLUM POINT III

Dimensions: 24' long, 16' wide, 8' high at entrance with 3' peak on roof. Roof has 1' overhang. Appearance similar to recycling area in Windsor Crest. This will be capable of housing 6 dumpster units of a maximum size of 7'1" x 4'6".

Materials. Poured concrete masonry walls with wood on the outside surface stained same color as existing units 93 and 101 adjacent. Inside will have a fire resistant ceiling with metal studs. Roofing material same as prior mentioned units if available. Poured concrete base floor slightly above ground level for drainage purposes. Foundation and footings to comply to existing building codes.

General appearance: Enclosed sides up to 5 feet 6 inches with 2 foot 6 inch treated posts to support the roof. This will leave about 3/8 of each side open.

Siting: To be sited approximately 45 feet southeast of unit 101 on the southeast side of Sandpiper lane as shown on the attached copy of "Topological Survey of Section IV, Plum Point on Hudson, March 31, 1995 revision by Dennis E. Walden, License Number 49555. Additional information as per the site map plan on file in with the Town of New Windsor.

SPECIFICATION FOR THE "GARDEN" AREA

The old garden area adjacent, shown as stone wall on the topological survey, dimensions approximately 70' x 40' will be filled in and seeded as a lawn.

March 26, 1996

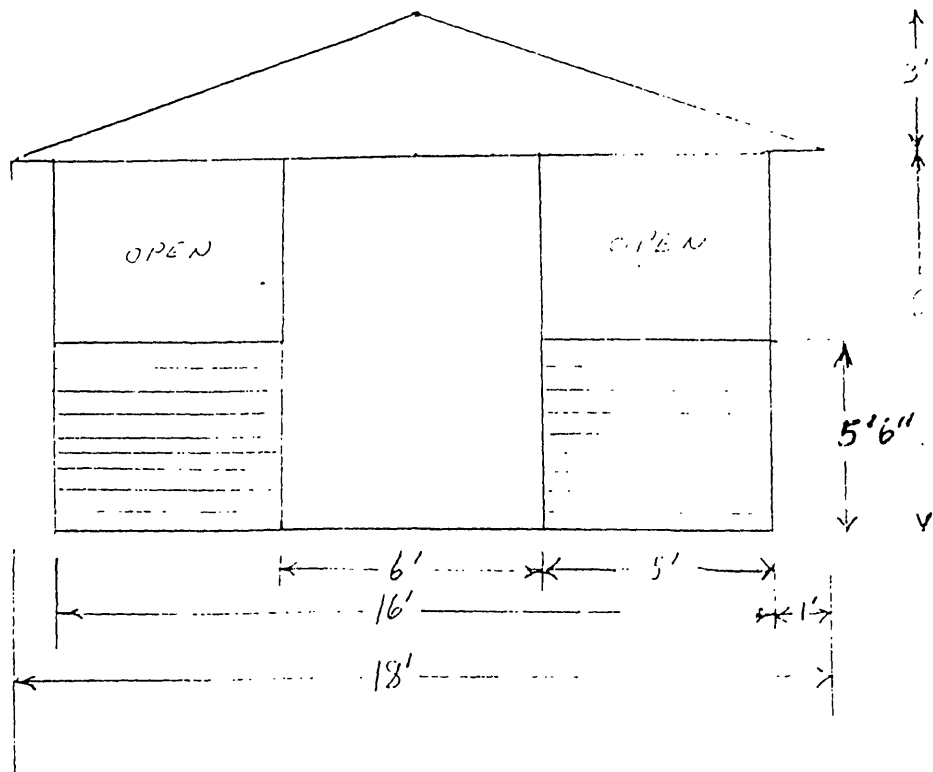
COST ESTIMATE FOR DUMPSTER ENCLOSURE AND GARDEN

Dumpster enclosure as per the accompanying specifications \$4000.00 maximum

Top soil and seeding of garden area	\$825.00
-------------------------------------	----------

Total project cost	\$4825.00
--------------------	-----------

TRASH BIN
FRONT VIEW



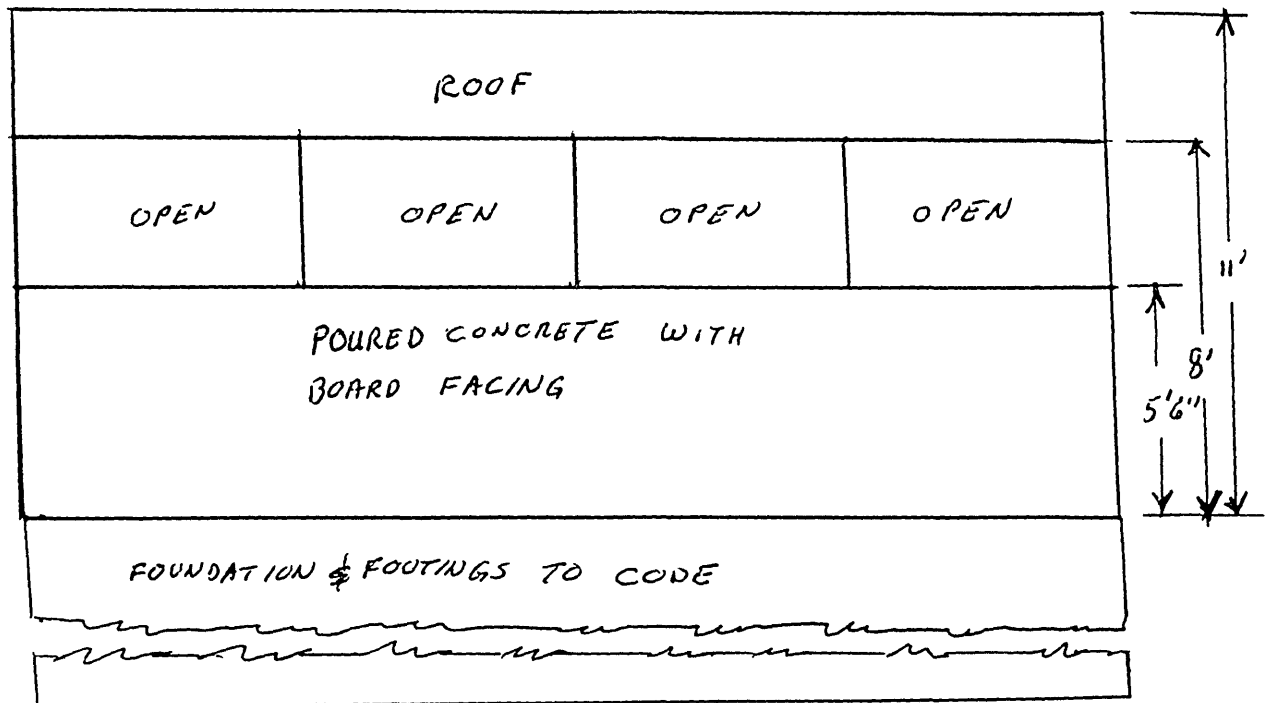
NOTE: FOUNDATION & FOOTINGS NOT SHOWN ON
THIS DRAWING. THEY WILL BE TO CODE

DHB

12/17/95

SCALE $\frac{1}{4}" = 1'$

TRASH BIN
SIDEVIEW



NOTE: SEE SPECIFICATIONS FOR MATERIALS, CODE COMPLIANCE
ETC.

SCALE $\frac{1}{4}" = 1'$
DHB 12/13/95

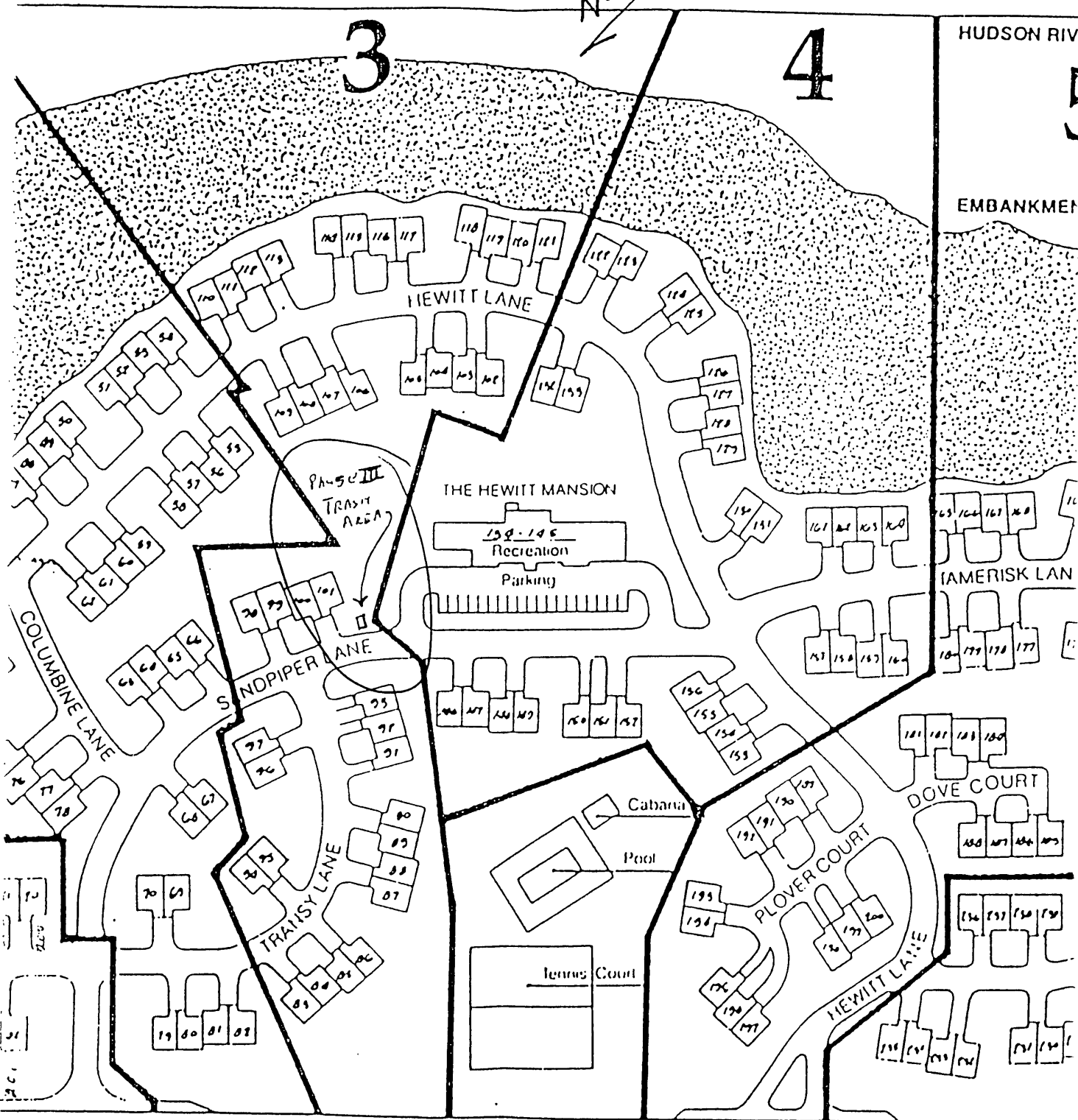
North

3

4

HUDSON RIV

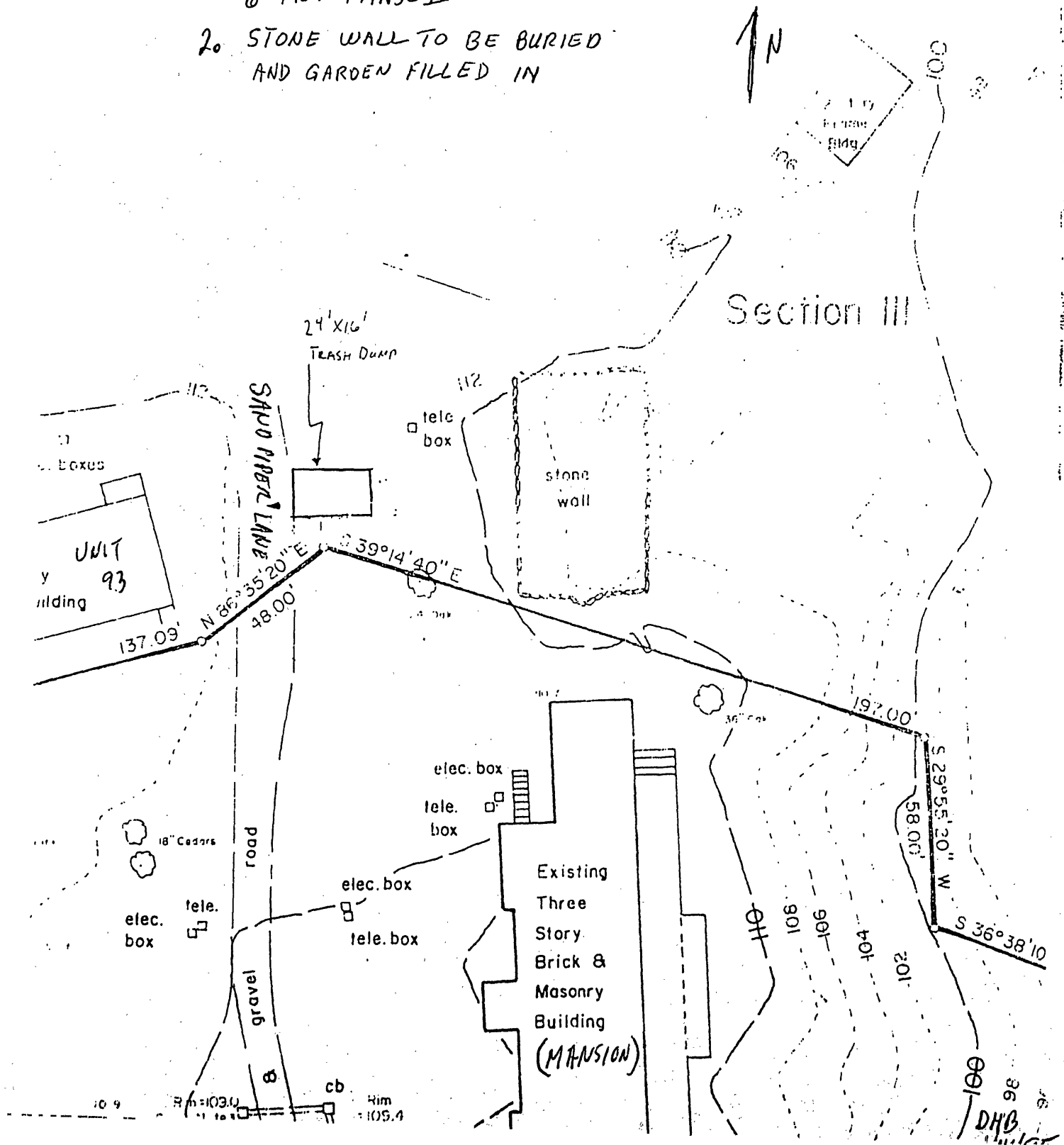
EMBANKMEN



OLD ROUTE 9W

ROUTE 9W

1. NEW STRUCTURE TO BE SITED ON ROAD
6' FROM PHASE IV
2. STONE WALL TO BE BURIED
AND GARDEN FILLED IN



PROJECT I.D. NUMBER

617.21

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

96-14
RECEIVED MAY 15 1996
SEQR

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT/SPONSOR <i>DANIEL M. BYERS</i>	2. PROJECT NAME <i>PLUM POINT PHASE III</i>
3. PROJECT LOCATION: Municipality <i>NEW WINNAPORT</i> County <i>ORANGE</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>SHAMPIER LANE, PLUM POINT PHASE III 45 SOUTHEAST OF TRANSY LANE</i>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <i>change site plan to add structure for housing + trash dumpsters and to change garden area to lawn area.</i>	
7. AMOUNT OF LAND AFFECTED: Initially <i>1</i> acres Ultimately <i>1</i> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe: <i>Plum Point Phase III is a residential condominium development of 39 units</i>	
10. DOES ACTION INVOLVE A PERMIT APPROVAL OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <i>DANIEL M. BYERS</i>	Date: <i>March 25, 1996</i>
Signature: <i>Daniel M. Byers</i>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

<p>A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN § NYCRR, PART §17.12? If yes, coordinate the review process and use the FULL EAF.</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN § NYCRR, PART §17.8? If NO, a negative declaration may be superseded by another involved agency.</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)</p>	
<p>C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:</p> 	
<p>C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:</p> 	
<p>C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:</p> 	
<p>C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:</p> 	
<p>C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly.</p> 	
<p>C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly.</p> 	
<p>C7. Other Impacts (including changes in use of either quantity or type of energy)? Explain briefly.</p> 	
<p>D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly</p>	

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

☐ Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)

Date

ATTACHMENTS

- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance ☒

PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.

IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.

5-10-96
*This property is not in a flood
plain*

Daniel H. Byers
President
Plum Point III Circle Assn.

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/01/96

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 96-14

NAME: PLUM POINT PHASE III

APPLICANT: BYERS, DANIEL H.

--DATE--	MEETING--PURPOSE-----	ACTION--TAKEN-----
05/22/96	APPROVED BY BOARD VERBALLY	APPROVED
05/15/96	WORK SESSION APPEARANCE	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/01/96

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 96-14

NAME: PLUM POINT PHASE III

APPLICANT: BYERS, DANIEL H.

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	05/15/96	EAF SUBMITTED	05/15/96	WITH APPLICATION
ORIG	05/15/96	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	05/15/96	LEAD AGENCY DECLARED	/ /	
ORIG	05/15/96	REQUEST FOR INFORMATION	/ /	
ORIG	05/15/96	DECLARATION (POS/NEG)	/ /	

Done on original project

RESULTS OF P.B. MEETING

DATE: May 23, 1996

PROJECT NAME: Plum Point S.P. PROJECT NUMBER 96-14

* * * * *

LEAD AGENCY: _____ NEGATIVE DEC: _____

M) _____ S) _____ VOTE: A _____ N _____ M) _____ S) _____ VOTE: A _____ N _____

CARRIED: YES _____ NO _____ CARRIED: YES: _____ NO _____

* * * * *

PUBLIC HEARING: M) _____ S) _____ VOTE: A _____ N _____

WAIVED: YES _____ NO _____

SEND TO OR. CO. PLANNING: M) _____ S) _____ VOTE: A _____ N _____ YES _____ NO _____

SEND TO DEPT. OF TRANSPORT: M) _____ S) _____ VOTE: A _____ N _____ YES _____ NO _____

DISAPP: REFER TO Z.E.A.: M) _____ S) _____ VOTE: A _____ N _____ YES _____ NO _____

RETURN TO WORK SHOP: YES _____ NO _____

APPROVAL:

M) AUS LN VOTE: A 5 N 0 APPROVED: 5-22-96

M) _____ S) _____ VOTE: A _____ N _____ APPR. CONDITIONALLY: _____

NEED NEW PLANS: YES _____ NO _____

DISCUSSION/APPROVAL CONDITIONS: _____

umpster should be moved in off of road
Need results of vote from homeowners -



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: PLUM POINT SITE PLAN AMENDMENT
(REFUSE AND RECYCLING ENCLOSURE - PHASE III)
PROJECT LOCATION: 150 OLD ROUTE 9W
SECTION 81-BLOCK 1-LOT 3.22
PROJECT NUMBER: 96-14
DATE: 22 MAY 1996
DESCRIPTION: THE APPLICATION INVOLVES SOME MINOR
MODIFICATIONS TO THE PHASE III PORTION OF THE
APPROVED SITE PLAN, TO ADDRESS A REFUSE/
RECYCLING ENCLOSURE AND TO ELIMINATE THE
GARDEN AREA ADJACENT TO THE "MANSION".

1. The information submitted by the Applicant documents the requested modifications as outlined in the description above. The Board should discuss these proposed modifications with the Applicant, posing any questions they may have with regard to each item.
2. At this time, I am aware of no technical or engineering related issues with regard to this Proposal. As such, if the Board finds the modifications reasonable and acceptable, I believe the Board could proceed with the formal approval of same, once the procedural items are taken care of.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Mark J. Edsall', written over the typed name and title.

Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:PLUM.mk

PLUM POINT AMENDED SITE PLAN (96-14)

Mr. Dan Byers appeared before the board for this proposal.

MR. BUERS: I am Dan Byers and I am president of Plum Point Phase 3. What we're trying, what we're seeking your approval tonight is to build a trash enclosure dumpster, and there's a set of drawings. What we're also seeking approval is to fill in the existing garden area which isn't much a garden anymore, I'm afraid, and transform that into lawn.

MR. PETRO: You are representing Plum Point Phase 3?

MR. BYERS: Yes I live there, I'm a resident, I live in unit 115 right beside where the landslide was.

MR. PETRO: You were here before.

MS. MOORE: Yes, I am Joan Moore, former president.

MR. PETRO: You're the owner? You're the one that is going to spend money?

MR. HALBERTHAL: Possibly.

MR. BYERS: What we have done we have a new set of plans, I have reviewed them with Mark, and I'm here to answer any questions you might have about it.

MR. PETRO: Last time you were here, you agreed to put a dumpster somewhere, I believe that if we can find a suitable spot, is that correct?

MR. BYERS: We went over it. What I have done is telling the board what we did, we canvassed all the owners in Phase 3, essentially gave them one alternative, whether approval or disapproval, their approval or disapproval, there are 39 owners or 39 units, of those 39 units we received responses from 33 of them, 32 of the unit owners voted for the proposal, one did vote against it, okay, that was a non-resident owner, incidentally. It was not a secret ballot and what I have also done is I have contacted the

presidents of Phase 1 and Phase 2 who are my neighbors and they have given me their written approval to go ahead with this plan and the main reason why I invited Mrs. Moore and I also invited Mr. Halberthal, they are the owners of the adjacent units and to make sure that you understood that I have their consent to build that also.

MR. PETRO: Just to bring everybody up to date, we have a couple new members on this, what had happened is this is number 3 we're talking about, right?

MR. BYERS: Phase 3, that is correct.

MR. PETRO: The first Phase 1 and 2 what happened was their dumpster that we they were using was right in the roadway for a long time or right at the end so obviously, it didn't pose a problem at that time but once Phase 3 started to be built out, the dumpster I remember I drove in there and it was sitting in the middle of the road.

MR. BYERS: Phase 3 dumpsters are presently sitting out in the middle of the road, that is why I want to build the dumpster, we're tired of looking at them.

MR. HALBERTHAL: They are really in Phase 4, they don't belong there at all.

MRS. MOORE: They are actually situated on Phase 4 property is what he is saying.

MR. BYERS: Yeah, probably are.

MR. PETRO: I see on the map that you did find a spot that you are willing to put it there. My question to Mark, once it's in that spot and I see it's truly actually going to be enclosed.

MR. BYERS: Yes.

MR. PETRO: So you are going to have a roof, is there going to be any setback problems with that?

MR. EDSALL: No, those lines are merely phase lines for

the condominium, not really a property line, so they are, they really are central to the site, just as another bit of information as far as the structure, in reviewing this, Mr. Byers has pretty much indicated that it is their intent to build one very similar to a lot of the other condo complexes which really is a fireproof construction, aesthetically it's very pleasing and houses the dumpsters inside. So it is a great improvement.

MRS. MOORE: May I say just a word there? You mentioned setback, this dumpster will front on a two-way street and the dumpster will be adjacent to the mansion that is being renovated, I think in viewing, you should have a setback that is sufficient for a car to be parked there when you're disposing of the garbage because this is a two-way street. And if you don't have a setback sufficient for a car to get off of the street, then you're going to be obstructing traffic on that street.

MR. PETRO: We'll see, we don't have a detail, he has it drawn looks like it's set back some number of feet.

MR. BYERS: The way I have it drawn, I do have it drawn that it directly abuts on the private road. Mrs. Moore just gave me that suggestion tonight.

MRS. MOORE: It should not be up to the curb.

MR. BYERS: Let me tell you one of my concerns with putting it there is we're probably going to have the dumpster unit complete before the road is so my question is how do we get the units in, get the dumpster, wheel the things in and out until the road's constructed?

MRS. MOORE: You must remember it's supposed to be 24 foot wide road so before you start to set this back, you should have your markings where the road is.

MR. PETRO: Are there curbs already built on the road?

MRS. MOORE: No.

MR. BYERS: No, the road isn't constructed.

MR. PETRO: That eliminates one problem so you want to drive up and drive back down is what you're suggesting?

MRS. MOORE: I'm suggesting that a car be allowed to get off the road, something of a space sufficient.

MR. LANDER: To back the car to the dumpster enclosure.

MRS. MOORE: So a car doesn't have to park on the street in order to dispose of the garbage because you're going to be obstructing cars.

MR. PETRO: I don't think it's a bad idea.

MR. BYERS: I don't think it's a bad idea but I'm not sure that it is entirely that practical.

MR. LUCAS: Is there enough room to do it?

MR. BYERS: Yeah, there is.

MR. LANDER: Then you don't have to make it a pavement permanent leading up to that until the road goes in, you can put that in Item 4 stone or whatever, just temporary so that you can drive up in there.

MR. PETRO: Ron, you're going, if they decide to go that way, they are going to have to alter the site plan to who the change of the curbing to go in 25 feet and come back out eight or ten feet in so a car can pull in.

MR. LANDER: There's nothing there now.

MR. PETRO: That would be more of an expense to the owner, he is going to have to blacktop that.

MR. BYERS: I'm not really sure it is. I'd like a little time to think about it but I do want to walk out of here with approval so I don't have to look at the dumpster any longer.

MR. PETRO: I'll settle this now. Let me speak. We'll

leave that up to you and any way that you want to do it, want to put it there, as long as when you move it back in, Mark, you'll have to take a look as long as we don't encroach too close to the building there number 100, I can hardly read that, 101, it looks like, if you move it in maybe 10 or 15 feet, I don't know how far.

MR. BYERS: It will be about 45 feet at least, maybe even further than that.

MR. PETRO: Follow my point.

MR. EDSALL: One of the options which maybe hasn't been discussed instead of having a pulloff where you pull in maybe just a parallel spot where that would be only a ten foot setback, well, I was getting the impression that you are taking about pulling in parallel parking where you can pull off the road that gives you ten foot setback which means it won't obstruct sight distance which you won't probably want to have five or ten but so Jim what you're saying let them work it out.

MR. PETRO: If it doesn't encroach on the other building, I don't see where it has an affect on us.

MR. BYERS: We have no intention of encroaching on Phase 4 and there's any distance that it would not be a problem for unit 101.

MR. PETRO: It's a good idea and again, as Mrs. Moore said, obviously it cannot take away from the roadway, it would be in addition to the road width, so with that you have a--

MR. T. SENT: Are you in agreement with this? You're the owner of the property, you'd be doing the construction.

MRS. MOORE: I'm in agreement with the plan. Are you speaking to me or him?

MR. STENT: The owner.

MR. HALBERTHAL: I have no problem if they are in agreement, whatever.

MR. BYERS: That is why Mr. Halberthal agreed to come with me because he's presently the owner of the property.

MR. STENT: He has no problem?

MR. BYERS: No, he fully agrees with it.

MR. PETRO: Mark, do you see any reason, do you need a formal amendments to the original site plan with this?

MR. EDSALL: I think we have got an application, we have got a file set up, I would think that is enough from a SEQRA standpoint. It's obviously a very minor change. It won't alter any of the previous decisions and approvals. So I would, if you are in a position.

MR. PETRO: Want us to go through all the motions?

MR. EDSALL: Just make a decision that you, that there is no reason to have a public hearing and SEQRA, we don't need to address because it's inconsequential and the previous determinations are fine, if you want to approve it.

MR. PETRO: All previous motions are still adhered to and we would just need a motion for final approval as it stands.

MR. EDSALL: The record's reflecting that you don't see any need for a public hearing because obviously, they've done the work for us, they've had all the owners of Phase 3 vote.

MR. STENT: Do you think we should have that on file someplace, Mark, the rules of that voting?

MR. EDSALL: It would probably be in your package here, Mr. Byers, anything to the effect of the fact that you voted.

MR. BYERS: We sent out a referendum to the voters.

MR. PETRO: We need a copy of that, drop it off at town hall.

MR. EDSALL: Obviously, we have to have some reliance upon the fact that when Plum Point Phase 3 votes, Mr. Byers, as their president, that he is authorized to represent them, I mean he's their president.

MR. PETRO: We had a motion.

MR. LUCAS: Yes.

MR. PETRO: For final approval to the Plum Point condos Phase 3 to install a garbage enclosure.

MR. LANDER: Second it.

ROLL CALL

MR. LANDER	AYE
MR. DUBALDI	AYE
MR. LUCAS	AYE
MR. STENT	AYE
MR. PETRO	AYE

MR. PETRO: Thank you for coming in, I hope you work it out.

December 15, 1995

To: All Plum Point III Unit Owners

Subject: Homeowner Referendum for Final Garden Resolution and
Trash Enclosure Location

WHEREAS the projected cost to the Sponsor to restore the garden has been estimated at approximately \$12,000; and

WHEREAS the annual \$1,500 to \$2,000 cost to maintain the garden (i.e upkeep, liability insurance, etc) would thereafter be borne by the Homeowners with said cost not in the current budget; and

WHEREAS if the garden is restored, the Town will NOT allow the trash enclosure to be sited in front of the garden; and

WHEREAS the cost to fill in the garden would be something less than \$1,000 and the trash enclosure could be built in the current, most desirable location.....

...a referendum is offered to Phase III's Homeowners to indicate to the Board their choice on the enclosed stamped self-addressed post card. Please check ONE item on the post card, sign it and mail it to Interstate NO LATER than 01-15-96.

The choices are as follows:

- 1) Restore the garden and find another location for a trash enclosure. (Homeowners to pay annual upkeep of the garden thru a first-year special assessment to cover expenses. Following year's budget will be increased to cover added cost.
- 2) Fill in the garden and build a Town-approved trash enclosure in that vicinity.

If you have any questions or require additional clarification of the issues, please do not hesitate to contact the Board or Interstate.

Board of Managers
Plum Point III

cc: Pete Valdata

Enclosure

May 21, 1996

Planning Board,
Town of New Windsor

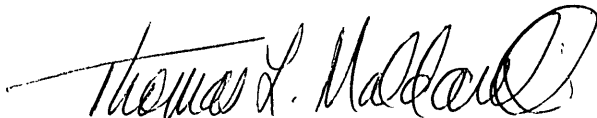
I am the owner of Unit 101 in Plum Point-On-Hudson Condominium, Phase III. In an effort to resolve the ongoing dispute as to the location of the trash collection site within Phase III, I now support the current proposal of the southeastern corner of Sandpiper Lane and the southern border of Phase III.

Having experienced the bitter in-fighting first hand as a charter member of the Board of Managers, I would ask the Planning Board to consider requiring future site plans to include specifically designated areas for trash collection and parking for a number of reasons:

1. To insure that buyers know what they are getting when purchasing their units.
2. To eliminate political wheelings and dealings and alienation of residents during site selection.
3. To control costs to residents.
4. To have these decisions made by qualified individuals not resident stakeholders.

Thank you for your time.

Respectfully,

A handwritten signature in cursive script, reading "Thomas L. Maldarelli". The signature is written in dark ink and is positioned above the printed name.

Thomas L. Maldarelli

PLUM POINT CONDOMINIUMS PHASE I

February 13, 1996

Mr. Daniel H. Byers, President
Plum Point Condominium III

The Phase I Board of Managers is knowledgeable of the proposal to build a Phase III trash disposal area and remove the garden from the site plan by filling it in.

This Board of Managers, as a neighbor, supports the project as proposed.

Truly,

A handwritten signature in cursive script, appearing to read "Howard Ross".

Howard Ross
President

PLUM POINT CONDOMINIUMS PHASE II

February 13, 1996

Mr. Daniel H. Byers, President
Plum Point Condominium III

The Phase II Board of Managers is knowledgeable of the proposal to build a Phase III trash disposal area and remove the garden from the site plan by filling it in.

This Board of Managers, as a neighbor, supports the project as proposed.

Truly,

A handwritten signature in cursive script that reads "Louise Brohm".

Louise Brohm
President

Interstate Property Management Inc.

261 Greenwich Avenue, Goshen, New York 10924

Tel:
914-294-9396 Goshen
914-469-8429 Warwick

Mailing Address:
PO Box 7
Goshen, NY 10924

PLUM PINT III MAIL BALLOT GARDEN RESTORATION

<u>Unit Number</u>	<u>Fill Garden</u>	<u>Restore Garden</u>
83		X
84		
85	X	
86	X	
87	X	
88	X	
89	X	
90	X	
91		
92	X	
93	X	
94	X	
95	X	
96	X	
97		
98	X	
99	X	
100	X	
101		
102	X	
103	X	
104	X	
105	X	
106	X	
107	X	
108	X	
109	X	
110		
111	X	
112	X	
113	X	
114		
115	X	
116	X	
117-121	X (5 votes)	
Total	32	1



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF New Windsor

P/B # _____

WORK SESSION DATE: 15 May 96

APPLICANT RESUB.
REQUIRED: No

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: Plan Pt III Refs

PROJECT STATUS: NEW ☒ OLD _____

REPRESENTATIVE PRESENT: Don Byers

MUNIC REPS PRESENT: BLDG INSP. ?
FIRE INSP. 6-6
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Recycle enclosure
- Re landscaping
- App looks OK-

39 TOTAL
32 Yes
6 No
6 no vote

Next avail agenda

4MJE91 pbwseform